

001.0

0001

0021.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
933,200 / 933,200
933,200 / 933,200
933,200 / 933,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52-54		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RUSSELL ROBERT & MARY/TRS	
Owner 2: RUSSELL REALTY TRUST	
Owner 3:	
Street 1: 52 MAGNOLIA ST	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2406 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																										
Use Code	Description LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes

104	Two Family	4000	Sq. Ft.	Site	0	80.	1.35	1												432,000						432,000
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IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code								Land Size				224	
104								Building Value				GIS Ref	
4000.000								Yard Items				GIS Ref	
497,300								Land Value				Insp Date	
3,900								Total Value				08/26/17	
933,200												I21!	
Total Card								Entered Lot Size					
0.092								Total Parcel					
0.092								Total Land:					
Source: Market Adj Cost								Land Unit Type:					
497,300													
3,900													
432,000													
933,200													

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	001.0-0001-0021.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	497,300	3900	4,000.	432,000	933,200		Year end	12/23/2021
2021	104	FV	474,400	3900	4,000.	432,000	910,300		Year End Roll	12/10/2020
2020	104	FV	474,500	3900	4,000.	432,000	910,400	910,400	Year End Roll	12/18/2019
2019	104	FV	368,100	4000	4,000.	459,000	831,100	831,100	Year End Roll	1/3/2019
2018	104	FV	368,100	4000	4,000.	334,800	706,900	706,900	Year End Roll	12/20/2017
2017	104	FV	323,400	3700	4,000.	291,600	618,700	618,700	Year End Roll	1/3/2017
2016	104	FV	323,400	3700	4,000.	248,400	575,500	575,500	Year End	1/4/2016
2015	104	FV	287,800	3700	4,000.	243,000	534,500	534,500	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif				Notes				
RUSSELL MARY	1114-160		8/10/1993			1	No	No								

BUILDING PERMITS																										
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ACTIVITY INFORMATION																										
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Sign: VERIFICATION OF VISIT NOT DATA _____

_____/_____/_____

EXTERIOR INFORMATION

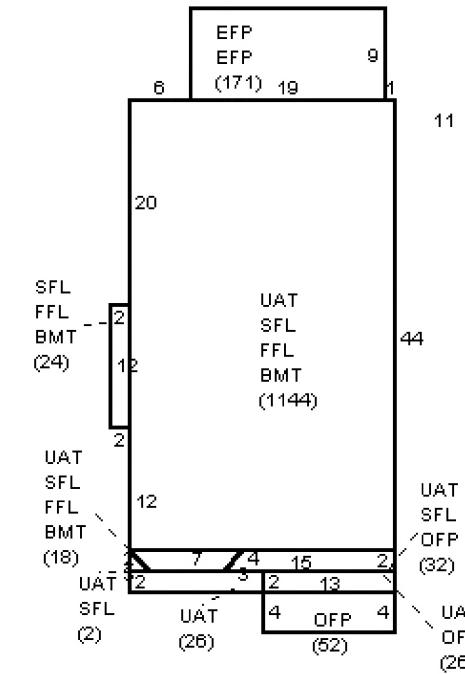
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1915
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.%	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:	26.4	%	

REMODELING

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	6	2	
Additions:	1	5	2	
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:	2	11	4	

RES BREAKDOWN**CALC SUMMARY**

Basic \$ / SQ:	180.00
Size Adj.:	1.08640897
Const Adj.:	0.98990101
Adj \$ / SQ:	193.579
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	675626
Depreciation:	178365
Deprecated Total:	497261

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
91	033.0-0002-0008.0		11/3/1998	322,000
91	026.0-0002-0016.0		6/18/1998	342,000
90	048.0-0005-0001.0		10/2/1998	315,000
90	013.0-0005-0002.0		6/4/1998	267,250
90	001.0-0001-0005.0		12/22/1998	320,000
90	009.0-0001-0004.0		4/1/1998	317,000
WtAv\$/SQ:		AvRate:	90.33	Ind.Val 299464.7601
Juris. Factor:			Before Depr:	193.58
Special Features:	0		Val/Su Net:	114.16
Final Total:	497300		Val/Su SzAd	206.69

SUB AREA**SUB AREA DETAIL**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
SFL	Second Floor	1,220	193.580	236,166						
BMT	Basement	1,186	58.070	68,875						
FFL	First Floor	1,186	193.580	229,584						
EFP	Enclos Porch	342	34.830	11,912						
UAT	Upper Attic	312	77.430	24,159						
OPF	Open Porch	110	31.180	3,430						
	Net Sketched Area:	4,356		574,126						
Size Ad	2406	Gross Area	5292	FinArea	2406					

IMAGE**MOBILE HOME**

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	FR	1950	22.72	T	50	104			3,700			
19	Patio	D	Y	1	6X8	A	AV	2000	6.00	T	15.2	104			200			

More: N

Total Yard Items: 3,900

Total Special Features:

Total: 3,900